



**GRASSROOTS**  
REALTY GROUP

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**62 Range Road**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2216683**



**\$399,900**

**Division:** NONE

**Lot Size:** 12.00 Acres

**Lot Feat:** -

**By Town:** Sexsmith

**LLD:** 22-74-6-W6

**Zoning:** AG

**Water:** None

**Sewer:** -

**Utilities:** -

Build your dream acreage and take advantage of the agricultural zoning that offers incredible flexibility for both residential living and business opportunities! Set among approximately 2,000 Colorado blue spruce trees, this scenic property provides the ideal blend of natural beauty and practical potential. The trees, ranging from 5 to 15 feet, create a peaceful, private environment while offering year-round wind protection and stunning views. With Agricultural zoning, you have the freedom to do much more than just build a home. This property allows for a wide range of agricultural operations or home-based businesses, from starting a tree nursery or small-scale farming to raising livestock or developing other agricultural enterprises. Whether you're interested in growing crops, raising animals, or pursuing another business venture, this land offers the flexibility to turn your ideas into reality. The nutrient-rich, certified organic soil is perfect for expanding with more trees, gardening, or cultivating crops. Large, open areas are available for building your custom home, barns, or other structures, while the wide aisles between the spruce trees provide easy access for maintenance or business operations. Experience the best of rural living with the added benefit of agricultural zoning, giving you the potential to run a business and create a lifestyle that balances work and relaxation. This is a rare opportunity to own a property that combines the beauty of country living with the practical potential for growth. Don't miss out on this versatile and picturesque acreage!